HOUSING MARKET INFORMATION

HOUSING NOW
Calgary CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: October 2012

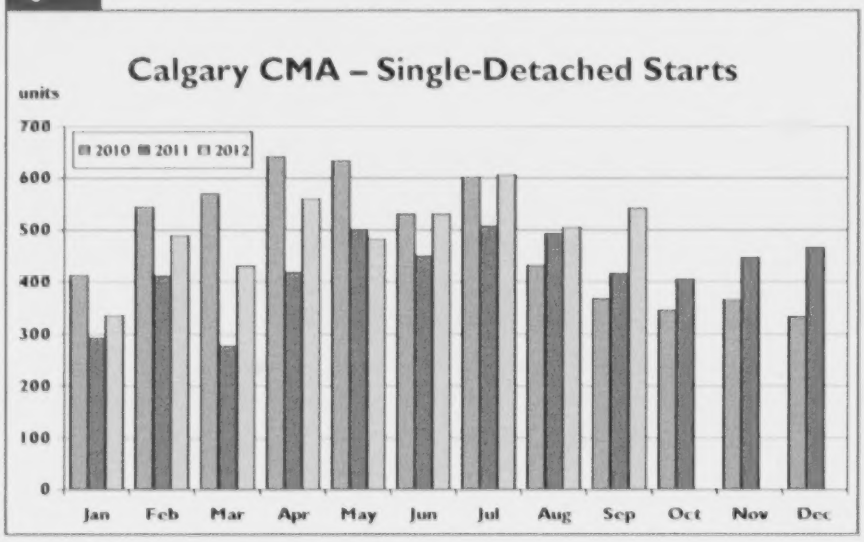
New Home Market

Calgary housing starts increase in September

Housing starts in the Calgary Census Metropolitan Area (CMA) totalled 1,012 units in September 2012, up 25 per cent from 810 units in September 2011. With September's tally, there have been more housing starts in the first nine months of 2012 than in all of 2011. Year-to-date, housing starts totalled 10,005, up 60 per cent from the same period in 2011.

Single-detached starts in the Calgary CMA reached 541 units in September, up 30 per cent from the previous year. After three quarters, single-detached starts in the Calgary CMA rose 19 per cent to 4,482 units compared to 3,767 units in 2011. A majority of the starts took place in the City of Calgary.

Figure 1



Source: CMHC

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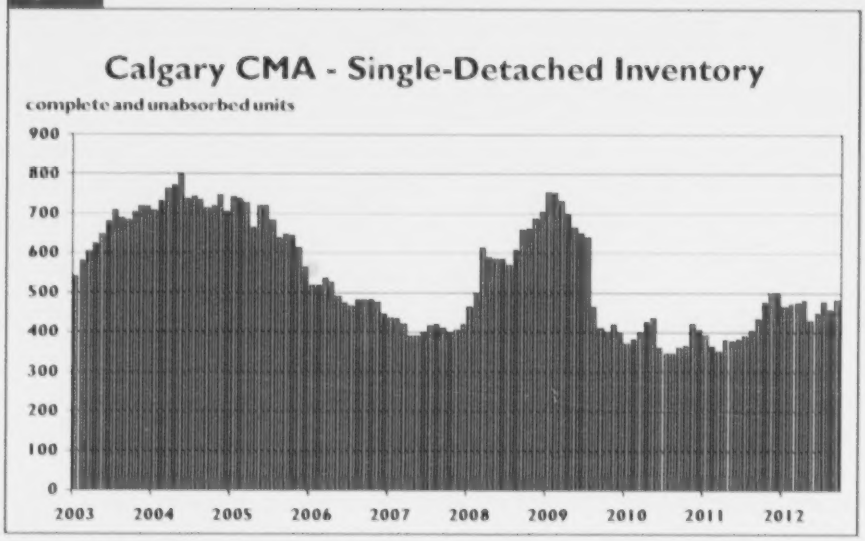
Figure 2



Source: CMHC

with gains over the previous year. However, demand for new homes has not been limited to the City of Calgary as starts have also increased in some of the smaller centres within the CMA. For instance, to the end of September, single-detached starts had risen in Airdrie, Chestermere Lake, Cochrane, and Rocky View County with a combined total of 1,019 units, up 13 per cent from 2011.

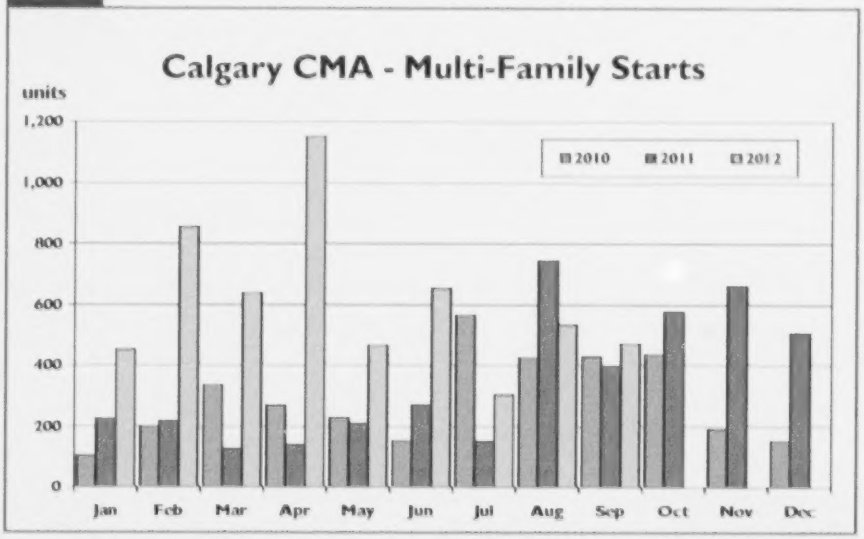
The inventory of complete and unabsorbed single-detached units in September was 482, up 11 per cent from 434 units in September 2011. The increase was mainly due to a rise in the number of spec units in the market. Spec homes were at 174 units in September up 30 per cent from a year earlier while show homes only increased three per cent to 308 units. Single-detached inventories also rose from the previous month by 25 units. There were 535 units completed in September compared to 510 absorbed.

The average absorbed price for single-detached units in September was $586,736, up 13 per cent from $517,098 in 2011. The year-over-year gain in prices was pronounced due to the higher proportion of homes absorbed in the highest price range. The proportion of homes absorbed at $650,000 and higher increased from 15 per cent in September 2011 to 26 per cent in September 2012. To the end of September, the absorbed price averaged $571,997, up six per cent from the previous year.

Multi-family starts, which include semi-detached units, rows and apartments, totalled 471 units in September, up 20 per cent from a year earlier. The gain was due to more semi-detached and row units breaking ground, with the combined total increasing 52 per cent to 274 units. Apartment starts were slightly down from the previous year reaching 197 units. All of the apartment units that started were in the City of Calgary with 132 units intended for the rental market. After nine months, multi-family starts reached 5,523 units, more than doubling the activity in 2011.

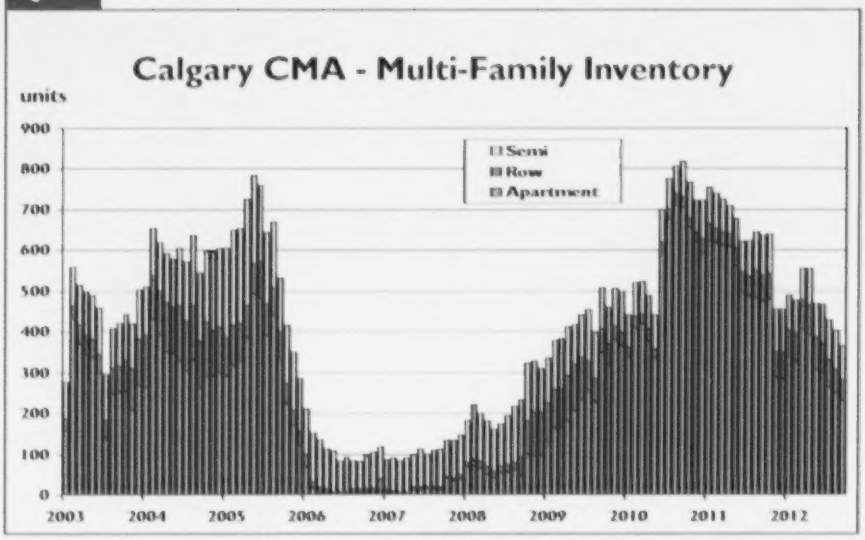
There were 235 multi-family units completed in September, down seven per cent from 254 units in 2011. The decline was due to fewer semi-detached and apartment units finishing construction while row units were up from the previous year. Of the 235 units completed, 88 were apartment rental units designated for social housing. Absorptions of multi-family units in September declined 28 per cent from 257 units in 2011 to 184 units in 2012. Despite the decline, absorptions in September

Figure 3



Source: CMHC

Figure 4



Source: CMHC

were still higher than the 147 units completed for market housing, moving inventories lower. Multi-family inventories were at 366 units in September, a decrease of nine per cent from August and down 43 per cent from the previous year.

Resale Market

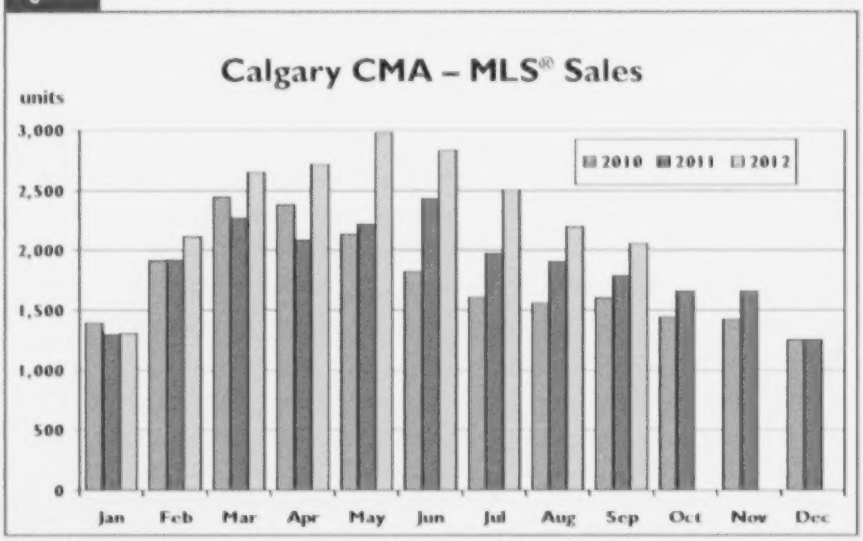
Average price slightly increase from 2011 levels

MLS® residential sales in Calgary increased 19 per cent to 6,754 transactions in the third quarter, up from 5,671 units in 2011. Full-time job growth, strong migration and higher income levels have contributed to the increase in 2012. Although resale activity has been elevated, the pace of sales has started to show some signs of moderation as sales in the third quarter, on a seasonally adjusted basis, were slightly down from the previous quarter. Despite the decline, sales are still expected to finish the year well above 2011 levels. After nine months, sales amounted to 21,356 units, up 19 per cent from the previous year.

Following a slight increase in the previous quarter, new listings in the third quarter were at 10,389 units, down 10 per cent from 2011. New listings within the City of Calgary recorded the largest declines, although areas outside of City limits were also down from the previous year. To the end of September, new listings declined three per cent from 36,696 units in 2011 to 35,660 units in 2012. With the decline in new listings combined with the uptick in sales, active listings have also moved lower. As such, prospective buyers have less selection of homes to choose from compared to 2011. Active listings in September declined 23 per cent to 7,546 units from a year earlier.

The sales-to-active listings ratio averaged 28 per cent in the third quarter, up from 19 per cent during the same period in 2011. As a result, the resale market has become more balanced and there has been more upward pressure on home prices. The average MLS® residential price in the third quarter was $404,511, an increase of one per cent from the previous year. On a seasonally adjusted basis, the average price has also remained relatively stable with little change from the second to the third quarter. After three quarters, the average price was $411,075, up two per cent from $404,312 in 2011.

Figure 5



Source: CREA

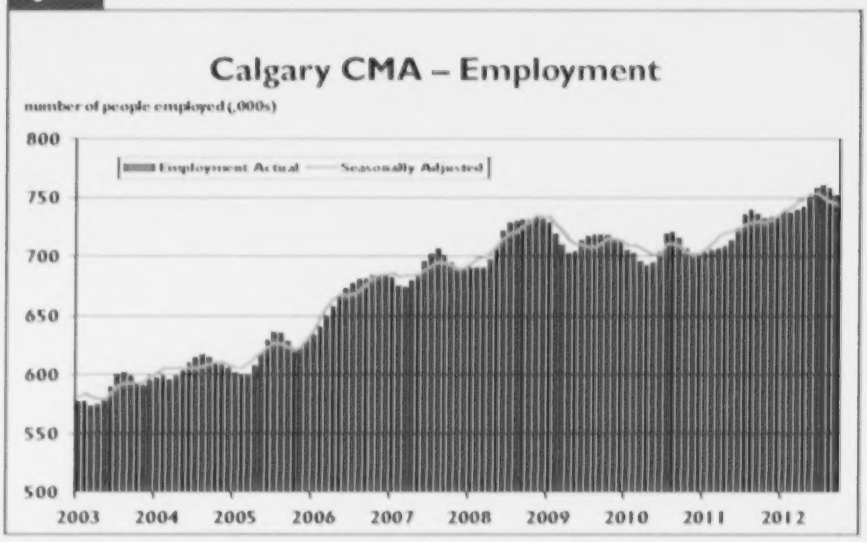
Economy

Full-time job growth supporting housing demand

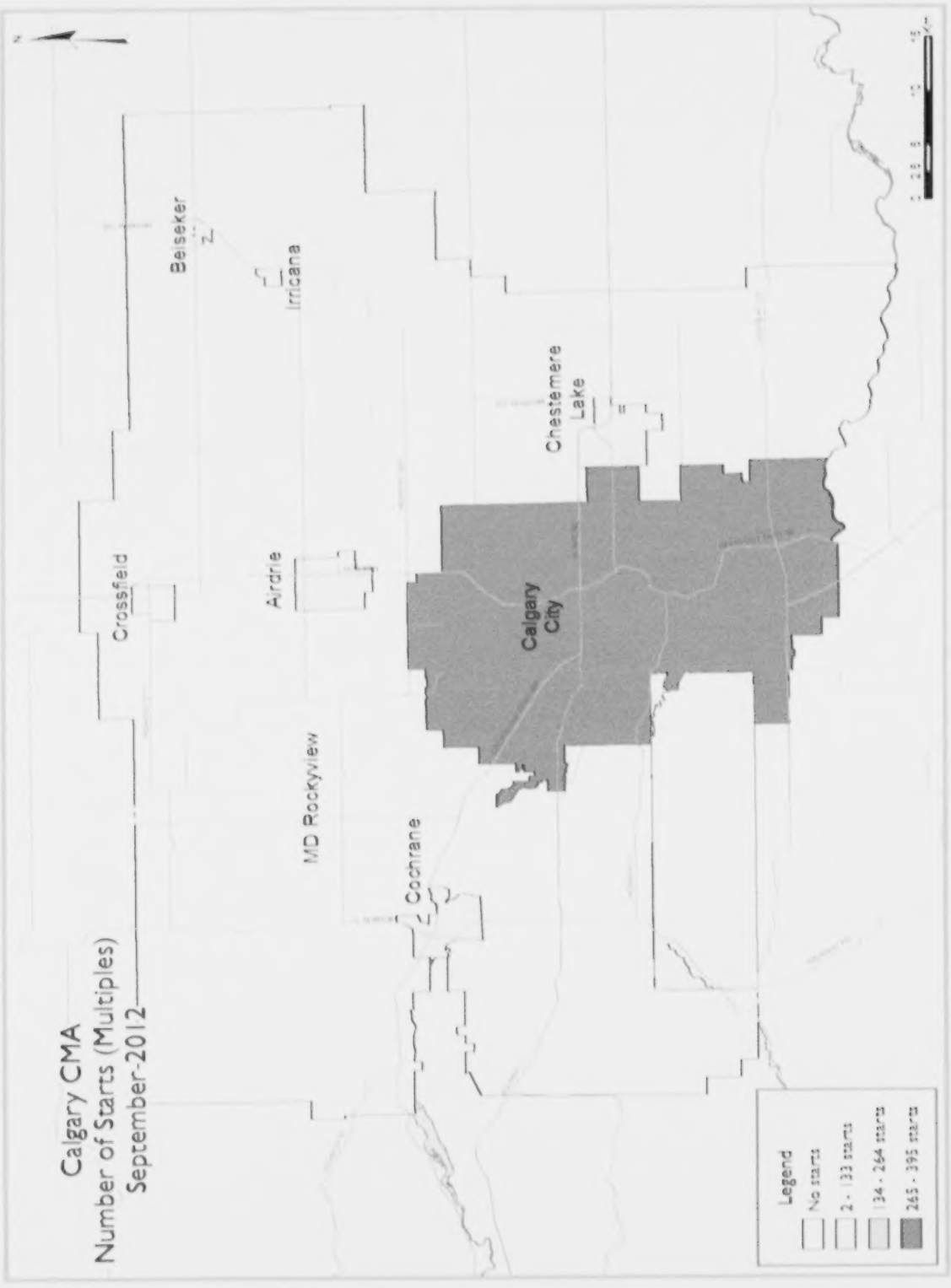
Job creation in Calgary has been robust in 2012 however the rate of growth started to slow down in the third quarter. The average number of people employed in the third quarter was 751,700, up 2.1 per cent from the previous year. The growth in employment seen thus far has been entirely due to full-time job creation. Full-time employment in the third quarter rose four per cent from 2011 levels, while part-time employment declined 11 per cent. Although total employment had increased in the third quarter, the year-over-year gain was down from the 4.6 per cent increase reported in both the first and second quarters. In addition, employment on a seasonally adjusted basis has also declined. Despite the moderation, average employment to the end of September was up 3.8 per cent from the previous year.

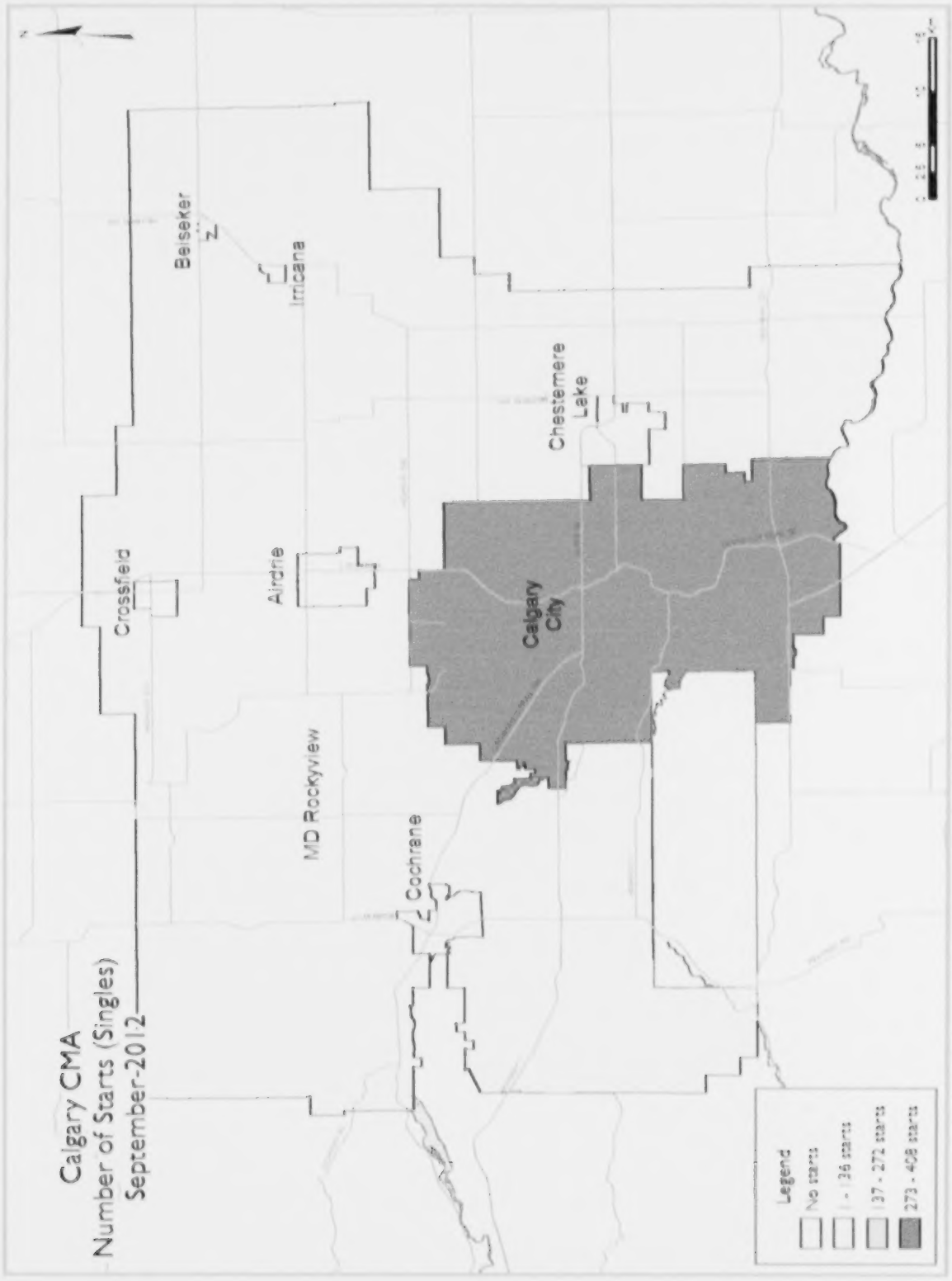
The favourable labour market and employment opportunities in Calgary have contributed to the positive migration flows to Alberta. Net migration in Alberta reached 23,090 people in the second quarter, up 83 per cent from the previous year. The largest contributor was from the international component, netting 9,302 people and representing the best quarterly performance on record. Non-permanent residents increased to 5,244 people in the second quarter, up from 1,341 a year earlier. Alberta also gained migrants from all the provinces with the exception of Saskatchewan, Yukon and the Northwest Territories. Net interprovincial migration in the second quarter more than doubled to 8,544 people from 2011 levels. After two quarters, net migration to Alberta increased from 19,938 in 2011 to 43,425 in 2012.

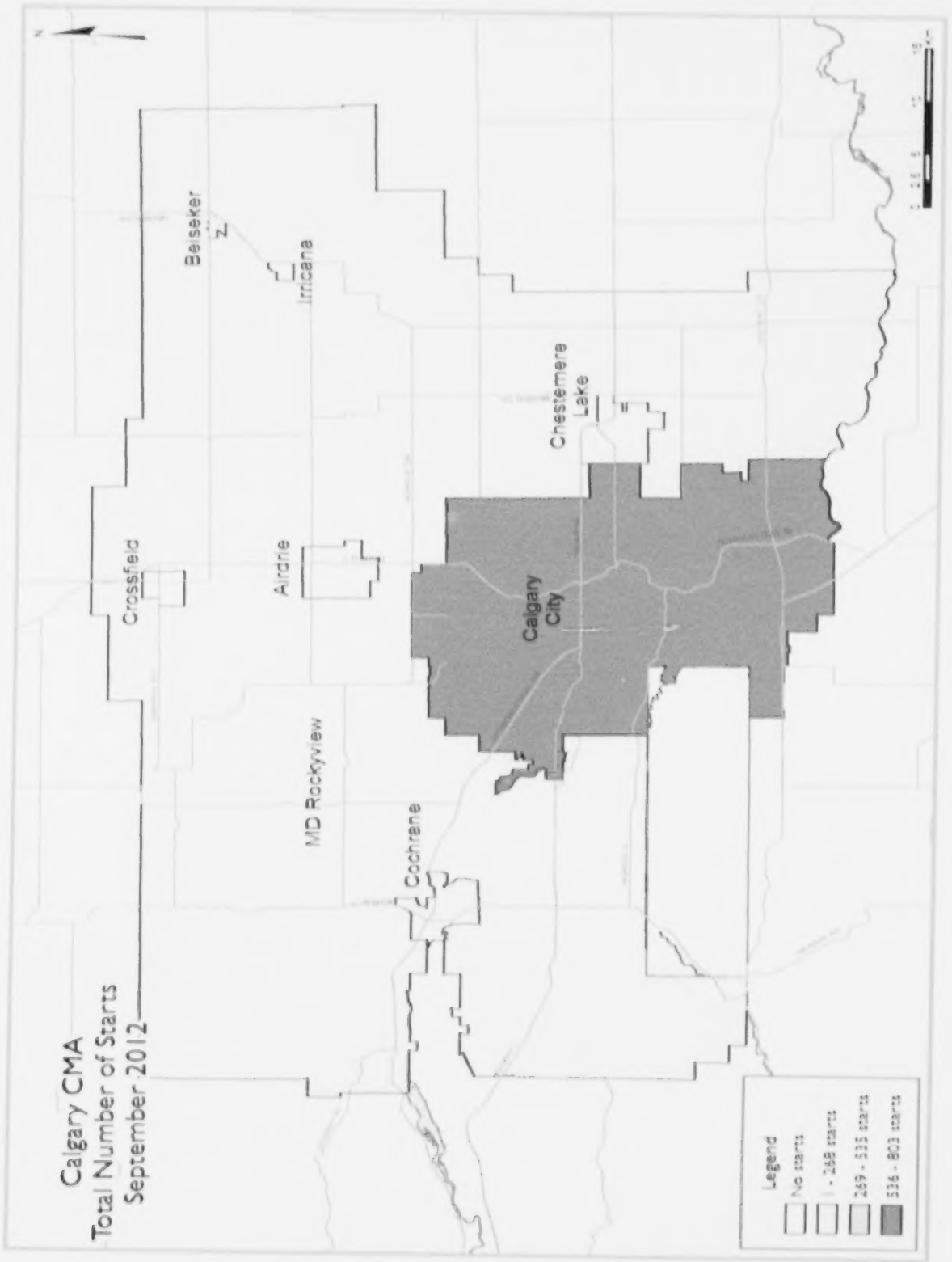
Figure 6

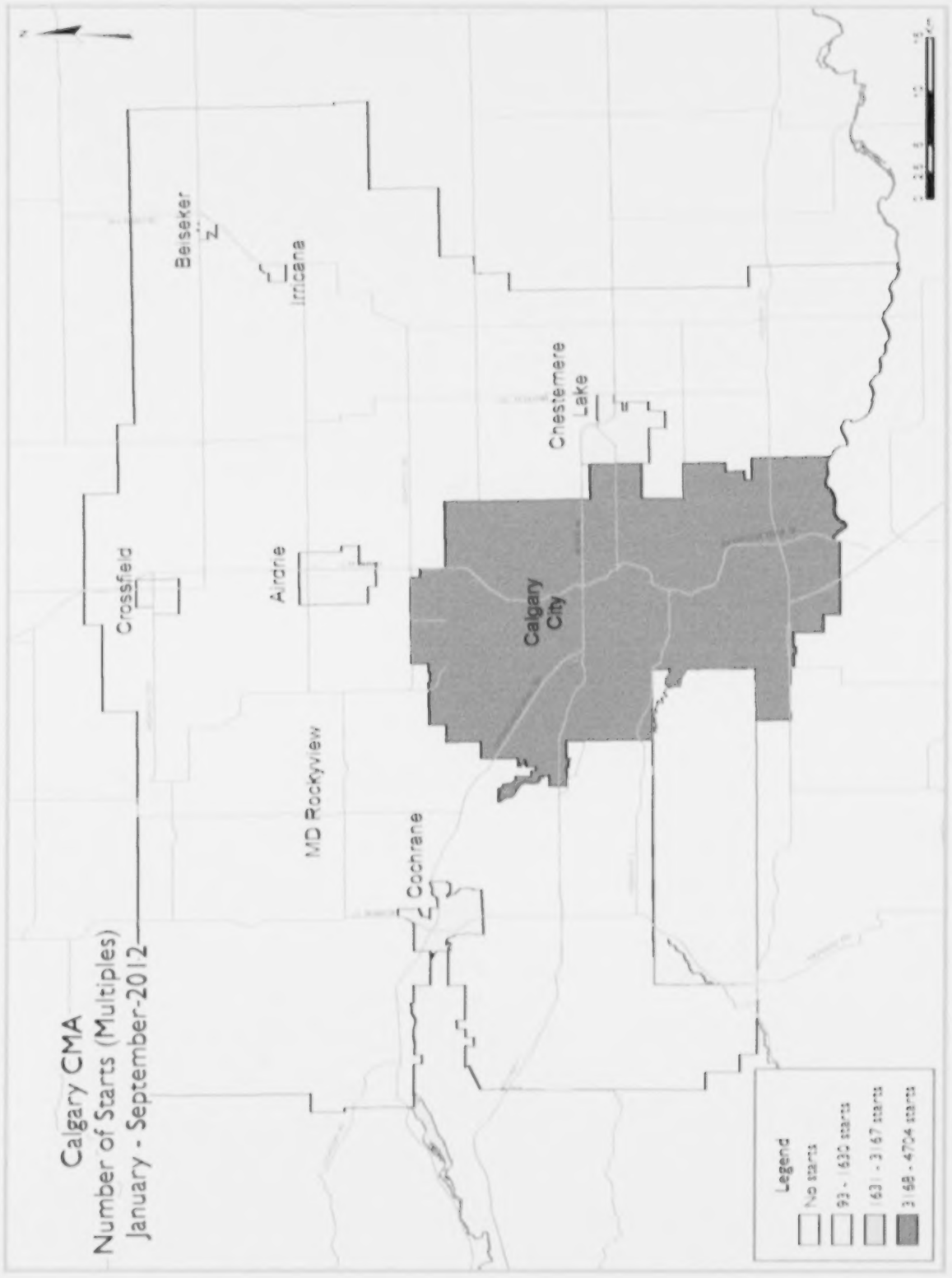


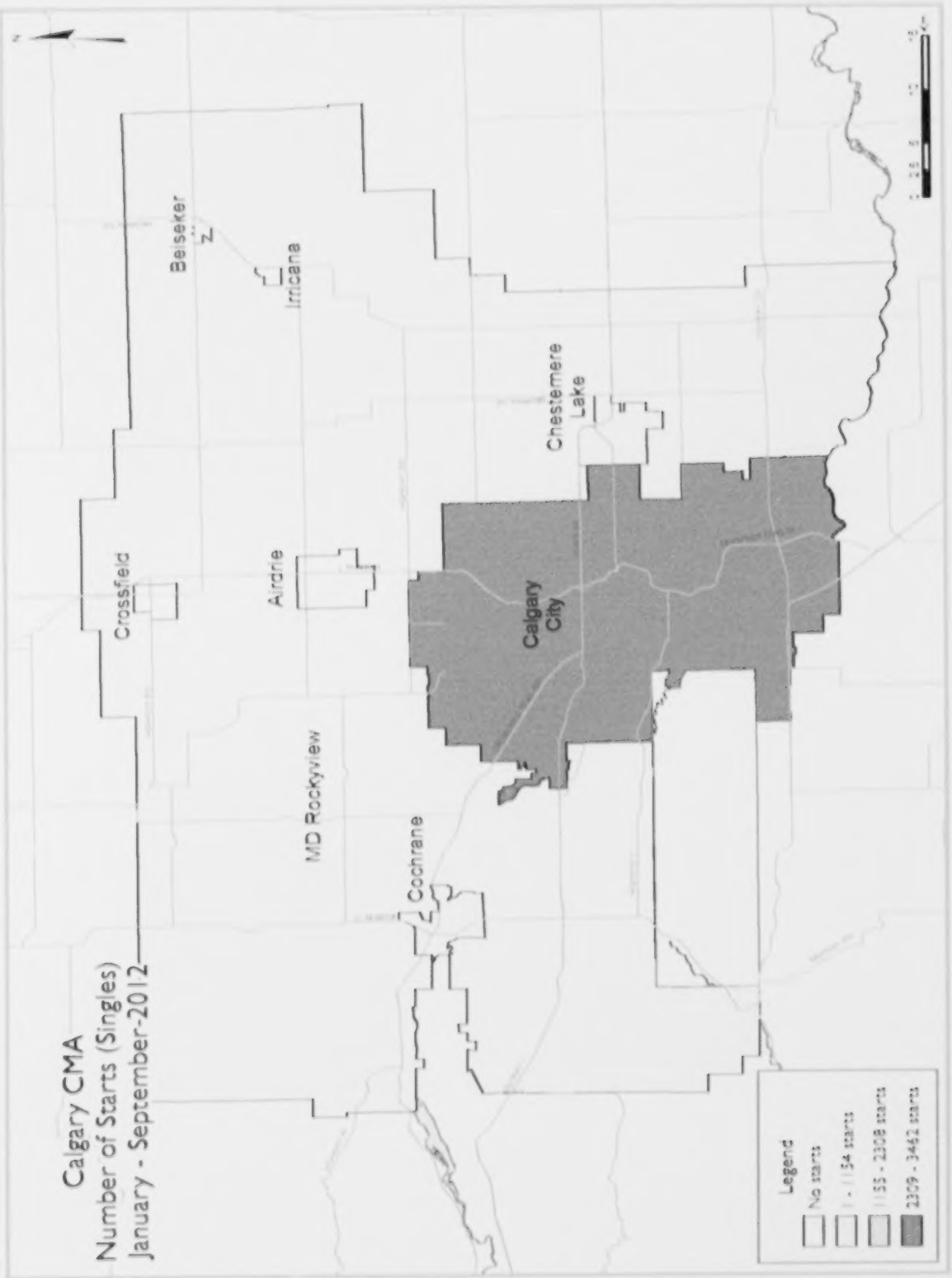
Source: Statistics Canada

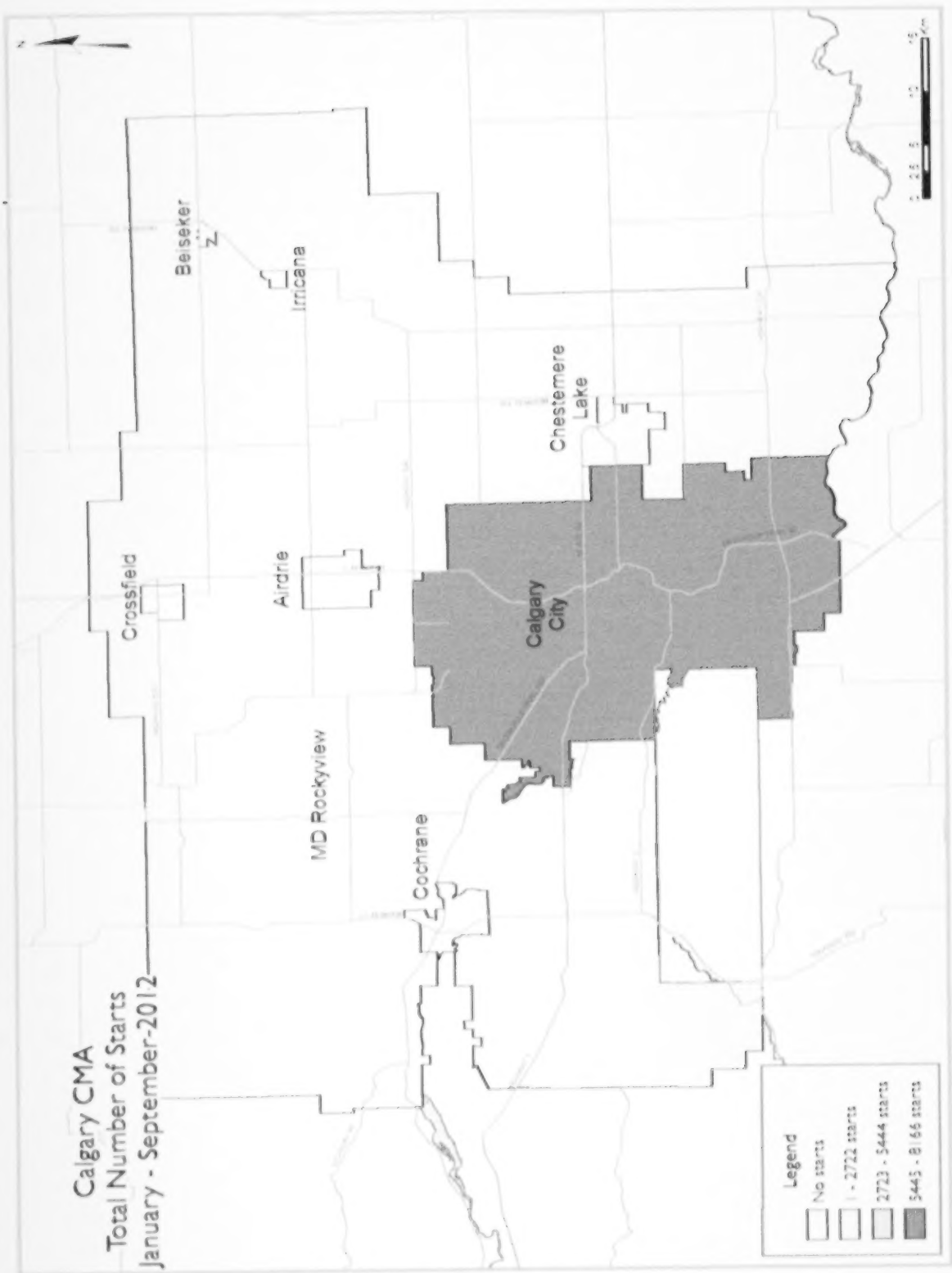

Calgary CMA
Number of Starts (Multiples)
September-2012
Crossfield
Beiseker
Irricana
Airdrie
MD Rockyview
Cochrane
Chestermere
Lake
Calgary
City
Legend
No starts
2 - 133 starts
134 - 264 starts
265 - 395 starts


Calgary CMA
Number of Starts (Singles)
September-2012
Crossfield
Beiseker
Irricana
Airdrie
MD Rockyview
Cochrane
Chestermere
Lake
Calgary
City
Legend
No starts
1 - 136 starts
137 - 272 starts
273 - 408 starts


Calgary CMA
Total Number of Starts
September 2012
Beiseker
Irricana
Crossfield
Airdrie
Chestermere
Lake
Calgary
City
MD Rockyview
Cochrane
Legend
No starts
1 - 268 starts
269 - 535 starts
536 - 803 starts


Calgary CMA
Number of Starts (Multiples)
January - September-2012
Beiseker
Irricana
Crossfield
Airdrie
Chestermere
Lake
Calgary
City
MD Rockyview
Cochrane
Legend
No starts
93 - 630 starts
631 - 3167 starts
3168 - 4704 starts


Calgary CMA
Number of Starts (Singles)
January - September-2012
Beiseker
Irricana
Crossfield
Airdrie
Chestermere
Lake
Calgary
City
MD Rockyview
Cochrane
Legend
No starts
1 - 1154 starts
1155 - 2308 starts
2309 - 3462 starts


Calgary CMA
Total Number of Starts
January - September-2012
Beiseker
Irricana
Crossfield
Airdrie
Chestermere
Lake
Calgary
City
MD Rockyview
Cochrane
Legend
No starts
1 - 2722 starts
2723 - 5444 starts
5445 - 8166 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
..	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Calgary CMA
September 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2012	541	94	0	0	180	65	0	132	1,012
September 2011	417	88	0	0	92	213	0	0	810
% Change	**29.7**	**6.8**	**n/a**	**n/a**	**95.7**	**-69.5**	**n/a**	**n/a**	**24.9**
Year-to-date 2012	4,482	812	40	0	1,366	2,780	0	525	10,005
Year-to-date 2011	3,767	658	4	0	852	905	0	49	6,235
% Change	**19.0**	**23.4**	**	**n/a**	**60.3**	**	**n/a**	**	**60.5**
UNDER CONSTRUCTION									
September 2012	3,168	770	40	0	1,571	4,263	0	936	10,748
September 2011	2,785	644	10	0	913	3,181	0	324	7,857
% Change	**13.8**	**19.6**	**	**n/a**	**72.1**	**34.0**	**n/a**	**188.9**	**36.8**
COMPLETIONS									
September 2012	535	88	0	0	47	12	0	88	770
September 2011	467	100	0	0	41	56	0	57	721
% Change	**14.6**	**-12.0**	**n/a**	**n/a**	**14.6**	**-78.6**	**n/a**	**54.4**	**6.8**
Year-to-date 2012	4,011	678	10	0	773	1,228	0	223	6,923
Year-to-date 2011	3,416	558	0	0	846	376	2	181	5,379
% Change	**17.4**	**21.5**	**n/a**	**n/a**	**-8.6**	**	**-100.0**	**23.2**	**28.7**
COMPLETED & NOT ABSORBED									
September 2012	482	83	2	0	49	232	0	0	848
September 2011	434	96	0	0	65	476	0	0	1,071
% Change	**11.1**	**-13.5**	**n/a**	**n/a**	**-24.6**	**-51.3**	**n/a**	**n/a**	**-20.8**
ABSORBED									
September 2012	510	100	2	0	52	30	0	0	694
September 2011	438	96	0	0	42	62	0	57	695
% Change	**16.4**	**4.2**	**n/a**	**n/a**	**23.8**	**-51.6**	**n/a**	**-100.0**	**-0.1**
Year-to-date 2012	4,027	698	10	0	783	1,084	0	0	6,602
Year-to-date 2011	3,389	555	0	0	812	494	2	87	5,339
% Change	**18.8**	**25.8**	**n/a**	**n/a**	**-3.6**	**119.4**	**-100.0**	**-100.0**	**23.7**

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
September 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Calgary City									
September 2012	408	76	0	0	122	65	0	132	803
September 2011	312	74	0	0	78	168	0	0	632
Airdrie									
September 2012	48	16	0	0	44	0	0	0	108
September 2011	61	12	0	0	9	45	0	0	127
Beiseker									
September 2012	1	0	0	0	0	0	0	0	1
September 2011	0	0	0	0	0	0	0	0	0
Chestermere Lake									
September 2012	19	0	0	0	14	0	0	0	33
September 2011	7	0	0	0	5	0	0	0	12
Cochrane									
September 2012	33	2	0	0	0	0	0	0	35
September 2011	19	2	0	0	0	0	0	0	21
Crossfield									
September 2012	0	0	0	0	0	0	0	0	0
September 2011	0	0	0	0	0	0	0	0	0
Irricana									
September 2012	0	0	0	0	0	0	0	0	0
September 2011	0	0	0	0	0	0	0	0	0
Rocky View County									
September 2012	32	0	0	0	0	0	0	0	32
September 2011	18	0	0	0	0	0	0	0	18
Calgary CMA									
September 2012	541	94	0	0	180	65	0	132	1,012
September 2011	417	88	0	0	92	213	0	0	810

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
September 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Calgary City									
September 2012	2,471	686	40	0	1,299	3,825	0	936	9,257
September 2011	2,192	552	4	0	780	3,059	0	324	6,911
Airdrie									
September 2012	351	62	0	0	142	358	0	0	913
September 2011	330	36	6	0	83	90	0	0	545
Beiseker									
September 2012	1	0	0	0	0	0	0	0	1
September 2011	0	0	0	0	0	0	0	0	0
Chestermere Lake									
September 2012	54	0	0	0	114	0	0	0	168
September 2011	49	8	0	0	21	0	0	0	78
Cochrane									
September 2012	147	22	0	0	16	80	0	0	265
September 2011	126	42	0	0	29	32	0	0	229
Crossfield									
September 2012	0	0	0	0	0	0	0	0	0
September 2011	1	0	0	0	0	0	0	0	1
Irricana									
September 2012	0	0	0	0	0	0	0	0	0
September 2011	0	0	0	0	0	0	0	0	0
Rocky View County									
September 2012	144	0	0	0	0	0	0	0	144
September 2011	87	6	0	0	0	0	0	0	93
Calgary CMA									
September 2012	3,168	770	40	0	1,571	4,263	0	936	10,748
September 2011	2,785	644	10	0	913	3,181	0	324	7,857

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
September 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Calgary City									
September 2012	429	70	0	0	47	12	0	88	646
September 2011	387	82	0	0	16	56	0	57	598
Airdrie									
September 2012	50	4	0	0	0	0	0	0	54
September 2011	52	0	0	0	16	0	0	0	68
Beiseker									
September 2012	0	0	0	0	0	0	0	0	0
September 2011	0	0	0	0	0	0	0	0	0
Chestermere Lake									
September 2012	9	2	0	0	0	0	0	0	11
September 2011	11	0	0	0	0	0	0	0	11
Cochrane									
September 2012	29	8	0	0	0	0	0	0	37
September 2011	10	18	0	0	9	0	0	0	37
Crossfield									
September 2012	0	0	0	0	0	0	0	0	0
September 2011	0	0	0	0	0	0	0	0	0
Irricana									
September 2012	0	0	0	0	0	0	0	0	0
September 2011	0	0	0	0	0	0	0	0	0
Rocky View County									
September 2012	18	4	0	0	0	0	0	0	22
September 2011	7	0	0	0	0	0	0	0	7
Calgary CMA									
September 2012	535	88	0	0	47	12	0	88	770
September 2011	467	100	0	0	41	56	0	57	721

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
September 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Calgary City									
September 2012	421	77	2	0	46	216	0	0	762
September 2011	378	92	0	0	64	476	0	0	1,010
Airdrie									
September 2012	32	4	0	0	0	0	0	0	36
September 2011	22	0	0	0	0	0	0	0	22
Beiseker									
September 2012	0	0	0	0	0	0	0	0	0
September 2011	0	0	0	0	0	0	0	0	0
Chestermere Lake									
September 2012	5	0	0	0	1	0	0	0	6
September 2011	6	0	0	0	0	0	0	0	6
Cochrane									
September 2012	21	2	0	0	2	16	0	0	41
September 2011	26	4	0	0	1	0	0	0	31
Crossfield									
September 2012	0	0	0	0	0	0	0	0	0
September 2011	0	0	0	0	0	0	0	0	0
Irricana									
September 2012	0	0	0	0	0	0	0	0	0
September 2011	0	0	0	0	0	0	0	0	0
Rocky View County									
September 2012	3	0	0	0	0	0	0	0	3
September 2011	2	0	0	0	0	0	0	0	2
Calgary CMA									
September 2012	482	83	2	0	49	232	0	0	848
September 2011	434	96	0	0	65	476	0	0	1,071

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
September 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Calgary City									
September 2012	406	82	2	0	52	30	0	0	572
September 2011	363	78	0	0	22	62	0	57	582
Airdrie									
September 2012	48	4	0	0	0	0	0	0	52
September 2011	47	0	0	0	16	0	0	0	63
Beiseker									
September 2012	0	0	0	0	0	0	0	0	0
September 2011	0	0	0	0	0	0	0	0	0
Chestermere Lake									
September 2012	9	2	0	0	0	0	0	0	11
September 2011	11	0	0	0	0	0	0	0	11
Cochrane									
September 2012	30	8	0	0	0	0	0	0	38
September 2011	10	18	0	0	4	0	0	0	32
Crossfield									
September 2012	0	0	0	0	0	0	0	0	0
September 2011	0	0	0	0	0	0	0	0	0
Irricana									
September 2012	0	0	0	0	0	0	0	0	0
September 2011	0	0	0	0	0	0	0	0	0
Rocky View County									
September 2012	17	4	0	0	0	0	0	0	21
September 2011	7	0	0	0	0	0	0	0	7
Calgary CMA									
September 2012	510	100	2	0	52	30	0	0	694
September 2011	438	96	0	0	42	62	0	57	695

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Calgary CMA 2002 - 2011

	Ownership						Rental		Total[1]
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	5,084	912	4	0	1,186	1,886	0	220	9,292
% Change	-12.1	0.4	-87.5	n/a	-0.4	77.4	n/a	-23.1	0.3
2010	5,782	908	32	0	1,191	1,063	0	286	9,262
% Change	21.1	25.4	-44.8	n/a	**	177.5	-100.0	**	46.6
2009	4,775	724	58	0	363	383	10	5	6,318
% Change	8.8	8.1	**	n/a	-45.5	-92.8	n/a	-98.6	-44.8
2008	4,387	670	12	0	666	5,335	0	368	11,438
% Change	-43.6	-29.6	-66.7	-100.0	-51.7	59.7	n/a	**	-15.3
2007	7,776	952	36	1	1,380	3,340	0	20	13,505
% Change	-25.8	-1.9	176.9	-88.9	17.8	-20.9	n/a	-89.4	-20.8
2006	10,473	970	13	9	1,171	4,222	0	188	17,046
% Change	20.2	21.9	-40.9	200.0	-11.9	51.9	n/a	**	24.7
2005	8,716	796	22	3	1,329	2,780	0	21	13,667
% Change	6.0	8.4	22.2	-70.0	21.1	-19.4	-100.0	-95.5	-2.4
2004	8,223	734	18	10	1,097	3,451	12	463	14,008
% Change	-3.5	36.4	-60.9	150.0	-27.1	23.9	200.0	93.7	2.7
2003	8,522	538	46	4	1,504	2,785	4	239	13,642
% Change	-9.2	40.8	76.9	-82.6	1.0	1.9	100.0	-18.4	-4.9
2002	9,390	382	26	23	1,489	2,734	2	293	14,339

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
September 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	% Change
Calgary City	408	312	82	74	116	78	197	168	803	632	27.1
Airdrie	48	61	16	12	44	9	0	45	108	127	-15.0
Beiseker	1	0	0	0	0	0	0	0	1	0	n/a
Chestermere Lake	19	7	0	0	14	5	0	0	33	12	175.0
Cochrane	33	19	2	2	0	0	0	0	35	21	66.7
Crossfield	0	0	0	0	0	0	0	0	0	0	n/a
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	32	18	0	0	0	0	0	0	32	18	77.8
Calgary CMA	541	417	100	88	174	92	197	213	1,012	810	24.9

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Calgary City	3,462	2,864	692	538	1,131	769	2,881	909	8,166	5,080	60.7
Airdrie	517	495	76	48	166	45	344	45	1,103	633	74.2
Beiseker	1	0	0	0	0	0	0	0	1	0	n/a
Chestermere Lake	73	70	4	8	89	15	0	0	166	93	78.5
Cochrane	239	201	48	70	12	21	80	0	379	292	29.8
Crossfield	0	1	0	0	0	0	0	0	0	1	-100.0
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	190	136	0	0	0	0	0	0	190	136	39.7
Calgary CMA	4,482	3,767	820	664	1,398	850	3,305	954	10,005	6,235	60.5

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market September 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011
Calgary City	116	78	0	0	65	168	132	0
Airdrie	44	9	0	0	0	45	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	14	5	0	0	0	0	0	0
Cochrane	0	0	0	0	0	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
Calgary CMA	174	92	0	0	65	213	132	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - September 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Calgary City	1,131	769	0	0	2,356	860	525	49
Airdrie	166	45	0	0	344	45	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	89	15	0	0	0	0	0	0
Cochrane	12	21	0	0	80	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
Calgary CMA	1,398	850	0	0	2,780	905	525	49

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market September 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011
Calgary City	484	386	187	246	132	0	803	632
Airdrie	64	73	44	54	0	0	108	127
Beiseker	1	0	0	0	0	0	1	0
Chestermere Lake	19	7	14	5	0	0	33	12
Cochrane	35	21	0	0	0	0	35	21
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	32	18	0	0	0	0	32	18
Calgary CMA	635	505	245	305	132	0	1,012	810

Table 2.5: Starts by Submarket and by Intended Market January - September 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Calgary City	4,186	3,402	3,455	1,629	525	49	8,166	5,080
Airdrie	593	541	510	92	0	0	1,103	633
Beiseker	1	0	0	0	0	0	1	0
Chestermere Lake	77	78	89	15	0	0	166	93
Cochrane	287	271	92	21	0	0	379	292
Crossfield	0	1	0	0	0	0	0	1
Irricana	0	0	0	0	0	0	0	0
Rocky View County	190	136	0	0	0	0	190	136
Calgary CMA	5,334	4,429	4,146	1,757	525	49	10,005	6,235

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
September 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	% Change
Calgary City	429	387	70	84	47	14	100	113	646	598	8.0
Airdrie	50	52	4	0	0	16	0	0	54	68	-20.6
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	9	11	2	0	0	0	0	0	11	11	0.0
Cochrane	29	10	8	18	0	9	0	0	37	37	0.0
Crossfield	0	0	0	0	0	0	0	0	0	0	n/a
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	18	7	4	0	0	0	0	0	22	7	**
Calgary CMA	535	467	88	102	47	39	100	113	770	721	6.8

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Calgary City	3,122	2,489	546	488	633	652	1,419	482	5,720	4,111	39.1
Airdrie	476	503	48	16	121	113	0	0	645	632	2.1
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	64	78	18	0	11	20	0	0	93	98	-5.1
Cochrane	187	178	62	50	16	45	32	75	297	348	-14.7
Crossfield	1	0	0	0	0	0	0	0	1	0	n/a
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	161	168	6	16	0	6	0	0	167	190	-12.1
Calgary CMA	4,011	3,416	680	570	781	836	1,451	557	6,923	5,379	28.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
September 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011
Calgary City	47	14	0	0	12	56	88	57
Airdrie	0	16	0	0	0	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	0	0	0	0	0	0	0
Cochrane	0	9	0	0	0	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
Calgary CMA	**47**	**39**	**0**	**0**	**12**	**56**	**88**	**57**

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Calgary City	633	652	0	0	1,196	301	223	181
Airdrie	121	113	0	0	0	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	11	20	0	0	0	0	0	0
Cochrane	16	45	0	0	32	75	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	6	0	0	0	0	0	0
Calgary CMA	**781**	**836**	**0**	**0**	**1,228**	**376**	**223**	**181**

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
September 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011
Calgary City	499	469	59	72	88	57	646	598
Airdrie	54	52	0	16	0	0	54	68
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	11	11	0	0	0	0	11	11
Cochrane	37	28	0	9	0	0	37	37
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	22	7	0	0	0	0	22	7
Calgary CMA	**623**	**567**	**59**	**97**	**88**	**57**	**770**	**721**

Table 3.5: Completions by Submarket and by Intended Market
January - September 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Calgary City	3,670	2,967	1,827	961	223	183	5,720	4,111
Airdrie	530	517	115	115	0	0	645	632
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	82	78	11	20	0	0	93	98
Cochrane	249	228	48	120	0	0	297	348
Crossfield	1	0	0	0	0	0	1	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	167	184	0	6	0	0	167	190
Calgary CMA	**4,699**	**3,974**	**2,001**	**1,222**	**223**	**183**	**6,923**	**5,379**

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Calgary City													
September 2012	43	10.6	101	24.9	92	22.7	56	13.8	114	28.1	406	509,043	603,580
September 2011	61	16.8	111	30.6	90	24.8	40	11.0	61	16.8	363	453,239	533,433
Year-to-date 2012	374	12.0	879	28.1	721	23.1	372	11.9	780	25.0	3,126	485,121	595,202
Year-to-date 2011	326	13.3	717	29.3	625	25.5	258	10.5	522	21.3	2,448	474,498	568,639
Airdrie													
September 2012	12	25.0	25	52.1	8	16.7	1	2.1	2	4.2	48	398,800	417,477
September 2011	14	29.8	19	40.4	11	23.4	3	6.4	0	0.0	47	411,300	408,191
Year-to-date 2012	131	27.7	234	49.5	65	13.7	28	5.9	15	3.2	473	392,800	413,408
Year-to-date 2011	170	33.7	213	42.3	93	18.5	21	4.2	7	1.4	504	390,950	404,337
Beiseker													
September 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Chestermere Lake													
September 2012	1	11.1	0	0.0	2	22.2	2	22.2	4	44.4	9	--	--
September 2011	3	27.3	2	18.2	4	36.4	1	9.1	1	9.1	11	495,500	447,227
Year-to-date 2012	1	1.6	7	11.3	18	29.0	22	35.5	14	22.6	62	556,450	622,867
Year-to-date 2011	7	9.0	13	16.7	22	28.2	17	21.8	19	24.4	78	540,750	557,599
Cochrane													
September 2012	9	30.0	5	16.7	10	33.3	2	6.7	4	13.3	30	453,700	474,525
September 2011	3	30.0	5	50.0	1	10.0	0	0.0	1	10.0	10	390,670	423,524
Year-to-date 2012	39	21.0	65	34.9	51	27.4	20	10.8	11	5.9	186	434,725	452,785
Year-to-date 2011	32	18.2	71	40.3	50	28.4	11	6.3	12	6.8	176	434,300	451,395
Crossfield													
September 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Irricana													
September 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Rocky View County													
September 2012	1	5.9	6	35.3	2	11.8	0	0.0	8	47.1	17	539,500	818,296
September 2011	1	14.3	2	28.6	0	0.0	1	14.3	3	42.9	7	--	--
Year-to-date 2012	22	13.8	39	24.4	24	15.0	13	8.1	62	38.8	160	526,500	707,348
Year-to-date 2011	33	19.6	22	13.1	28	16.7	19	11.3	66	39.3	168	558,732	634,784
Calgary CMA													
September 2012	66	12.9	137	26.9	114	22.4	61	12.0	132	25.9	510	489,900	586,736
September 2011	82	18.7	139	31.7	106	24.2	45	10.3	66	15.1	438	448,128	517,098
Year-to-date 2012	567	14.1	1,225	30.6	879	21.9	455	11.4	882	22.0	4,008	470,000	571,997
Year-to-date 2011	568	16.8	1,036	30.7	818	24.2	326	9.7	626	18.6	3,374	455,297	541,018

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
September 2012

Submarket	Sept 2012	Sept 2011	% Change	YTD 2012	YTD 2011	% Change
Calgary City	603,580	533,433	13.2	595,202	568,639	4.7
Airdrie	417,477	408,191	2.3	413,408	404,337	2.2
Beiseker	--	--	n/a	--	--	n/a
Chestermere Lake	--	447,227	n/a	622,867	557,599	11.7
Cochrane	474,525	423,524	12.0	452,785	451,395	0.3
Crossfield	--	--	n/a	--	--	n/a
Irricana	--	--	n/a	--	--	n/a
Rocky View County	818,296	--	n/a	707,348	634,784	11.4
Calgary CMA	586,736	517,098	13.5	571,997	541,018	5.7

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Calgary September 2012

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2011	January	1,302	-6.9	1,825	3,567	3,675	49.7	394,655	3.3	403,647
	February	1,917	0.2	1,961	3,995	3,972	49.4	400,879	3.0	408,679
	March	2,273	-7.1	1,814	4,375	3,562	50.9	398,836	-1.7	398,235
	April	2,087	-12.4	1,835	4,184	3,594	51.1	411,875	4.0	402,693
	May	2,219	4.0	1,801	4,641	3,644	49.4	416,055	-0.5	403,756
	June	2,427	33.1	1,926	4,371	3,662	52.6	412,016	-0.8	401,002
	July	1,975	22.5	1,951	3,764	3,708	52.6	397,613	-1.3	398,913
	August	1,907	22.1	1,850	3,819	3,762	49.2	394,251	2.2	403,442
	September	1,789	11.4	1,861	3,980	3,716	50.1	406,252	1.3	410,419
	October	1,661	15.2	1,866	3,277	3,625	51.5	398,924	1.4	401,535
	November	1,656	16.0	1,920	2,356	3,364	57.1	398,722	0.0	399,651
	December	1,253	0.2	1,855	1,452	3,498	53.0	392,661	3.0	402,437
2012	January	1,308	0.5	1,840	3,328	3,399	54.1	382,468	-3.1	378,471
	February	2,113	10.2	2,033	3,745	3,548	57.3	405,687	1.2	410,533
	March	2,647	16.5	2,185	4,529	3,674	59.5	409,750	2.7	407,834
	April	2,720	30.3	2,321	4,370	3,741	62.0	414,932	0.7	408,048
	May	2,982	34.4	2,303	4,946	3,697	62.3	429,459	3.2	413,301
	June	2,832	16.7	2,313	4,353	3,652	63.3	422,139	2.5	410,154
	July	2,502	26.7	2,347	3,573	3,488	67.3	409,670	3.0	411,462
	August	2,198	15.3	2,220	3,399	3,466	64.1	400,277	1.5	410,868
	September	2,054	14.8	2,338	3,417	3,406	68.6	402,756	0.9	408,693
	October									
	November									
	December									
	Q3 2011	5,671	18.6		11,563			399,208	0.6	
	Q3 2012	6,754	19.1		10,389			404,511	1.3	
	YTD 2011	17,896	6.0		36,696			404,312	0.9	
	YTD 2012	21,356	19.3		35,660			411,075	1.7	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
September 2012

		Interest Rates			NHPI, Total, Calgary CMA 2007=100	CPI, 2002 =100	Calgary Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	95.9	123.3	706	6.2	73.6	985
	February	607	3.50	5.44	95.5	124.2	712	6.3	74.2	985
	March	601	3.50	5.34	95.4	124.3	718	6.1	74.6	981
	April	621	3.70	5.69	95.4	125.6	720	5.8	74.4	974
	May	616	3.70	5.59	95.8	125.8	722	5.7	74.4	981
	June	604	3.50	5.39	95.5	124.9	723	5.7	74.3	991
	July	604	3.50	5.39	95.0	125.5	727	5.8	74.7	1,000
	August	604	3.50	5.39	95.2	125.9	729	5.9	74.9	1,002
	September	592	3.50	5.19	95.5	125.7	729	5.8	74.7	1,014
	October	598	3.50	5.29	95.7	126.9	729	5.6	74.3	1,029
	November	598	3.50	5.29	95.3	126.3	732	5.4	74.3	1,038
	December	598	3.50	5.29	95.5	126.2	733	5.5	74.5	1,038
2012	January	598	3.50	5.29	95.8	126.7	739	5.4	74.9	1,039
	February	595	3.20	5.24	95.9	126.3	742	5.2	75.0	1,036
	March	595	3.20	5.24	96.2	126.3	747	5.1	75.3	1,031
	April	607	3.20	5.44	96.3	126.7	748	5.1	75.2	1,023
	May	601	3.20	5.34	96.6	126.2	752	4.9	75.3	1,027
	June	595	3.20	5.24	97.1	126.5	753	4.8	75.1	1,037
	July	595	3.10	5.24	97.2	126.4	750	4.7	74.5	1,054
	August	595	3.10	5.24	97.5	127.2	746	4.6	73.9	1,065
	September	595	3.10	5.24		127.5	745	4.7	73.6	1,079
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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